



Box 129, Port Carling, ON, POB 1JO
Telephone (705) 765-3156
Fax (705) 765-6755

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
COMMITTEE OF ADJUSTMENT

FILE # A-29/23
ROLL # 3-2-079

NOTICE OF PUBLIC HEARING OF APPLICATION FOR MINOR VARIANCE

Planning Act, R.S.O., 1990, c.P.13,45(5), R.R.O., 1980, Reg. 787

APPLICATION MADE BY: St. Thomas Sufferance Warehouse Ltd., 73 Gaylord Road, St. Thomas, ON, N5P 3R9

LOCATION OF PROPERTY: Part of Lot 31, Concession 9, Parts 1 and 2, Plan 35R-16795, Part 1, Plan 35R-18844, Part 1, Plan 35R-23047 (Watt), Civic Address: 1111 Golf Avenue Road, Zoning Schedule: 22

EXPLANATION OF THE PURPOSE AND EFFECT: The subject property is zoned Community Commercial – Resort Commercial (C1C) and Waterfront Residential (WR5-7) and is located on a Category 1 Lake (Lake Rosseau).

The applicant proposes to reconstruct an existing two storey boathouse and to construct a single storey addition with a rooftop sundeck onto the two storey boathouse containing a housekeeping unit, boat slips and marine storage.

Please note you were circulated notice of Minor Variance Application A-06/23 in March 2023. This Application was granted by Committee of Adjustment and addressed a necessary variance for the single storey boathouse addition. It has been determined that reconstruction of the existing two storey boathouse will involve an increase in height of the boathouse within the northerly side lot line projection.

Relief is requested from 5.2.7.b.v. of By-law 2014-14, as amended, being the minimum side yard setback requirement of 30 feet for a two storey boathouse. The setback of the proposed two storey boathouse is to be 15 feet (at the closest point) from the northerly side lot line projection. The requested variance is 15 feet. Please note that the existing setback is not proposed to be reduced and the existing height is proposed to increase from 20.6 feet to 24.5 feet (excluding the cupola, which is exempt from a height requirement).

NOTICE: This notice has been sent to you for your information and does not require any response unless you wish to make one. The above noted application will be heard by the Committee of Adjustment on the date and at the time shown below.

DATE: June 12, 2023

TIME: 9:00 A.M.

TAKE FURTHER NOTICE THAT with the current restrictions on public gatherings due to COVID-19 and as part of the Township's response to stop the spread of COVID-19, this public hearing will be held in a virtual forum with electronic participation.

TAKE FURTHER NOTICE THAT this public hearing will be held in a hybrid forum with electronic ZOOM participation, and in-person format for those wish to attend in person. **The meeting will be held in the Council Chambers, Municipal Office, 1 Bailey Street, Port Carling, Ontario, and will commence at 9:00 a.m.** More information about viewing and/or participating in the ZOOM hearing is included in this Notice and can be found on our website at www.muskokalakes.ca.

PUBLIC HEARING: You or your representative are entitled to participate in this public hearing and make verbal representation by participating in the ZOOM hearing or make written representation prior to the meeting. This representation can be in support of or in opposition to the proposed Minor Variance. If you wish to make written comments on this application they may be forwarded to the Secretary - Treasurer at the email address shown below.

Members of the public may also observe the proceedings by accessing the live webcast at: www.muskokalakes.ca If the live webcast fails, the meeting recording will be posted at: <https://muskokalakes.civicweb.net/Portal/>

ADDITIONAL INFORMATION: There may be additional information relating to the proposed variance application available from staff of the Planning Department through the email address below on week days between 8:15 a.m. and 4 p.m. or by mail at The Corporation of the Township of Muskoka Lakes, Box 129, Port Carling, Ontario, P0B 1J0. Telephone: (705)765-3156 or FAX (705)765-6755. Please email any submissions or requests to: planning@muskokalakes.ca Please quote the Committee's file number noted above.

FAILURE TO PARTICIPATE IN HEARING: If you do not participate in the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Committee of Adjustment.

PLEASE NOTE: THE COMMITTEE OF ADJUSTMENT IS A JUDICIAL BODY WHICH MAKES DECISIONS SOLELY ON INFORMATION GATHERED AS A COMMITTEE. COMMITTEE MEMBERS ARE NOT TO BE CONTACTED PRIOR TO THE HEARING DATE TO AVOID A CONFLICT OF INTEREST.

Dated this 30TH day of March, 2023.

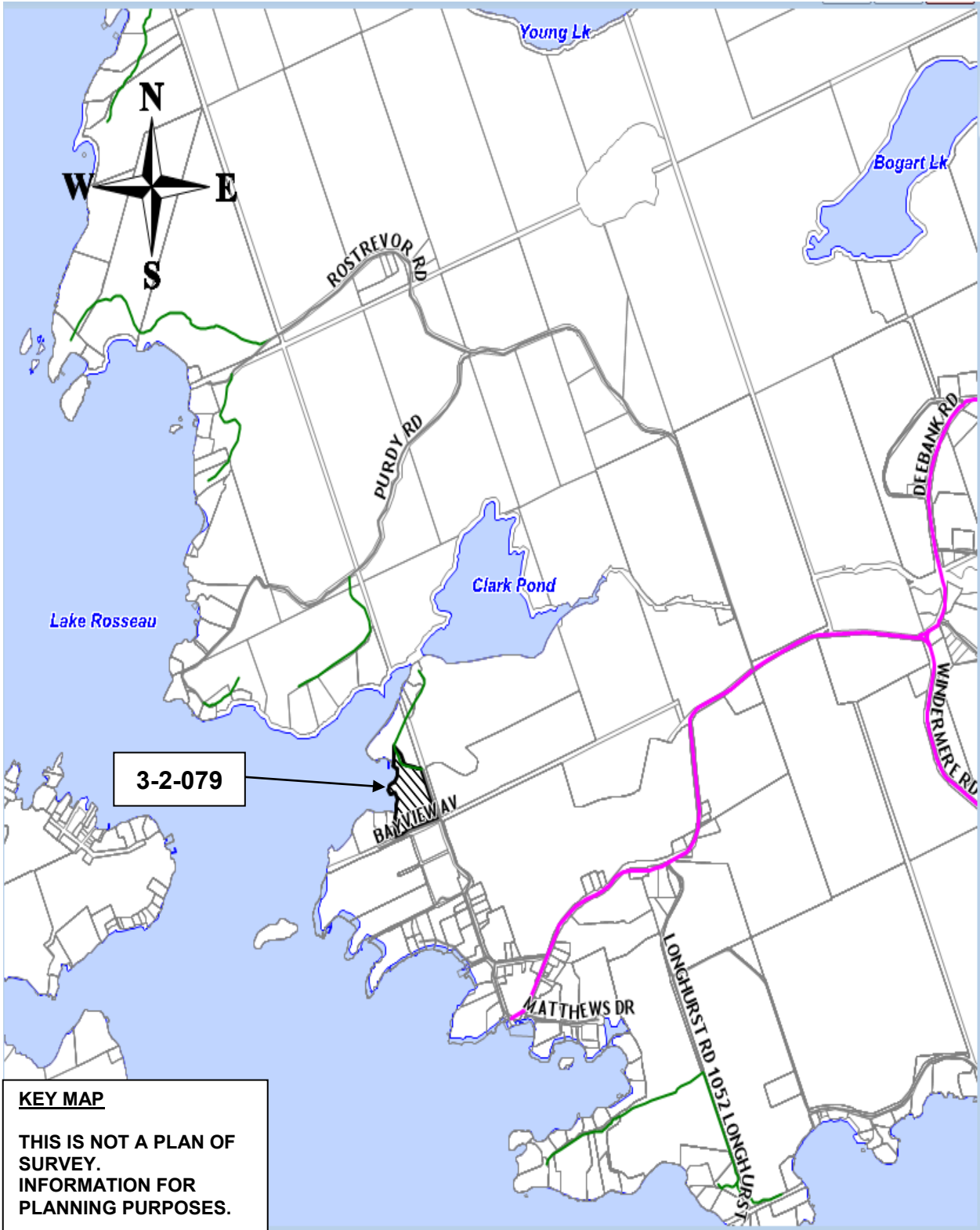
"Original Signed by K. Bavington"

Kitty Bavington,

Secretary-Treasurer

Committee of Adjustment

KEY MAP



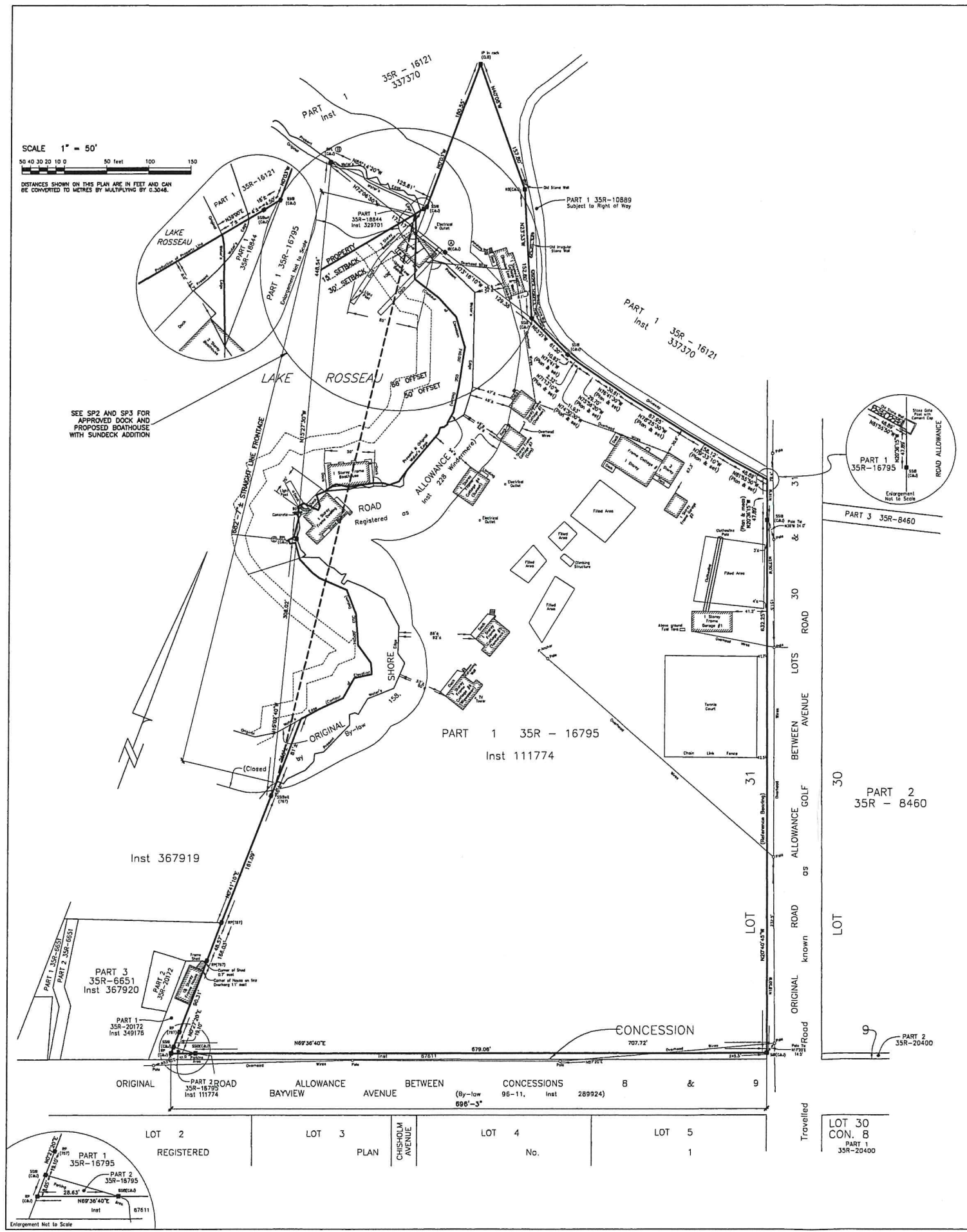
SITE PLAN

NOT TO SCALE

LOT AREA STATS		
PARCEL: 445303000207900		
LOT/CON: LOT 31 CON 9, WAT		
MUNICIPALITY: TOWN OF MUSKOKA LAKES, LAKE ROSSEAU		
ZONING: C1C, COMMUNITY COMMERCIAL		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	451,695 ± ft ²	-
TOTAL LOT COVERAGE	67,754 ± ft ²	15%
EXISTING STRUCTURES		
TOTAL	13,387 ± ft ²	2.96% ±
PROPOSED STRUCTURES		
TOTAL	14,941 ± ft ²	3.30% ±
PROPOSED TOTAL	14,941 ± ft ²	3.30% ±

ZONING DETAILS	
ZONING	WR4
MIN. LOT FRONTAGE	500'
MIN. LOT AREA	2 ACRES
MAX. LOT COVERAGE	15% (CAT. 1)
MIN. FRONT YARD SETBACK	25'
MIN. INT. SIDE YARD SETBACK	20'
MIN. EXT. SIDE YARD SETBACK	25'
MIN. REAR YARD SETBACK	25'
MAX. HEIGHT	45'
MAX. HEIGHT (OVER WATER)	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
FRONTAGE	821' ±
STRAIGHT LINE FRONTAGE	662' ±
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH (1ST STOREY)	25% FRONTAGE
MIN. SIDE YARD SETBACK	15'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH (1ST STOREY)	25% FRONTAGE
MAX. CUMULATIVE WIDTH (2ND STOREY)	25% FRONTAGE
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650 ft ²
LOCATION OF 2ND STOREY	-
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	15'
MIN. SIDE YARD SETBACK (2 STOREY OR SUNDECK)	30'



DE KONING GROUP

Mail: 36 Beach Road
Utterson, Ontario
POB 1M0

Office: 3-1A Lee Valley Drive
Port Carling, Ontario
POB 1J0

705.646.3800
info@dekoninggroup.com

No.	Revision/Issue Column	Date
18	ISSUED FOR VARIANCE	MAY.18.2023
17	ISSUED FOR PERMIT	MAY.01.2023
16		MAR.01.2023
15	ISSUED FOR CONSTRUCTION	FEB.23.2023
14	RE-ISSUED FOR VARIANCE	FEB.15.2023
13	RE-ISSUED FOR VARIANCE	FEB.09.2023
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4	ISSUED FOR REVIEW	DEC.08.2021
3	ISSUED FOR REVIEW	NOV.10.2021
2	ISSUED FOR REVIEW	NOV.05.2021

CLIENT
CRAIG SMITH

PROJECT
**SMITH BOATHOUSE
1111 GOLF AVENUE RD, UNIT #3
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
SITE SURVEY

APPROVED
ISSUED FOR VARIANCE

DATE: SEP.2021
PROJECT: 21-119-06
DESIGNED: BB
REVIEWED: H&K
SCALE: AS SHOWN

SHEET
SP1

*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP INC. SMITH BOATHOUSE DOCK DRAWINGS, JOB NUMBER 21-119-06, DRAWINGS A0, A1-1, S1-1, S1-2, S2-1, S2-2.

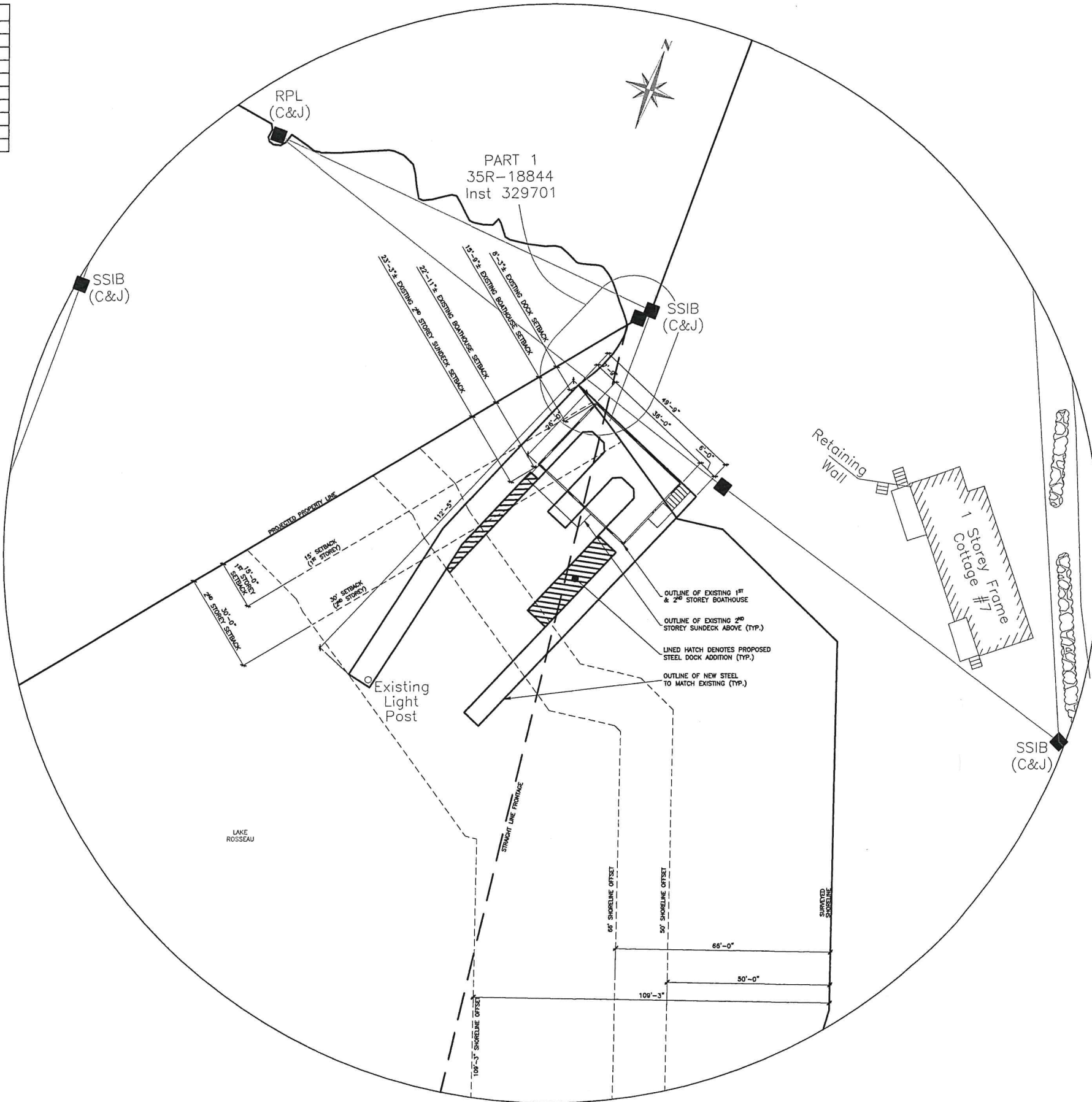
ENLARGED SITE PLAN - EXISTING

NOT TO SCALE

LOT AREA STATS		
PARCEL: 445303000207900		
LOT/CON: LOT 31 CON 9, WAT		
MUNICIPALITY: TOWN OF MUSKOKA LAKES, LAKE ROSSEAU		
ZONING: C1C, COMMUNITY COMMERCIAL		
DEFINITION	AREA (ft ²)	% COVERAGE
TOTAL LOT AREA	451,695 ± ft ²	-
TOTAL LOT COVERAGE	67,754 ± ft ²	15%
EXISTING STRUCTURES		
TOTAL	13,387 ± ft ²	2.96% ±
PROPOSED STRUCTURES		
TOTAL	14,941 ± ft ²	3.30% ±
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ZONING DETAILS	
ZONING	WR4
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MIN. FRONT YARD SETBACK	25'
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MIN. EXT. SIDE YARD SETBACK	25'
MIN. REAR YARD SETBACK	25'
MAX. HEIGHT	45'
MAX. HEIGHT (OVER WATER)	25'

ZONING DETAILS STRUCTURES OVER WATER	
LAKE CLASS	CATEGORY 1
FRONTAGE	821' ±
STRAIGHT LINE FRONTAGE	882' ±
DOCKS	
MAX. LENGTH	66'
MAX. CUMULATIVE WIDTH (1ST STOREY)	25% FRONTAGE
MIN. SIDE YARD SETBACK	15'
BOATHOUSE	
MAX. LENGTH	50'
MAX. CUMULATIVE WIDTH (1ST STOREY)	25% FRONTAGE
MAX. CUMULATIVE WIDTH (2ND STOREY)	25% FRONTAGE
HABITABLE FLOOR AREA	YES
MAX. SIZE 2ND STOREY	650 ft ²
LOCATION OF 2ND STOREY	-
MAX. HEIGHT	25'
MIN. SIDE YARD SETBACK (1 STOREY)	15'
MIN. SIDE YARD SETBACK (2 STOREY OR SUNDECK)	30'



PROPOSED DOCK PLAN CONSTRUCTION
SCALE: 1/4" = 1'-0"



DE KONING GROUP

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Port Carling, Ontario
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No.	Revision/Issue Column	Date
17	ISSUED FOR VARIANCE	MAY.18.2023
16	ISSUED FOR PERMIT	MAY.01.2023
15	-	MAR.01.2023
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1	ISSUED FOR REVIEW	OCT.13.2021

CLIENT
CRAIG SMITH

PROJECT
**SMITH BOATHOUSE
1111 GOLF AVENUE RD, UNIT #3
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
**SITE PLAN FOR
APPROVED DOCK PLAN CONSTRUCTION**

APPROVED
ISSUED FOR VARIANCE

DATE	SEP.2021
PROJECT	21-119-06
DESIGNED	BB
REVIEWED	NGK
SCALE	AS SHOWN
SHEET	SP2

*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP INC. SMITH BOATHOUSE DOCK DRAWINGS, JOB NUMBER 21-119-06, DRAWINGS A0, A1-1, S1-1, S1-2, S2-1, S2-2.

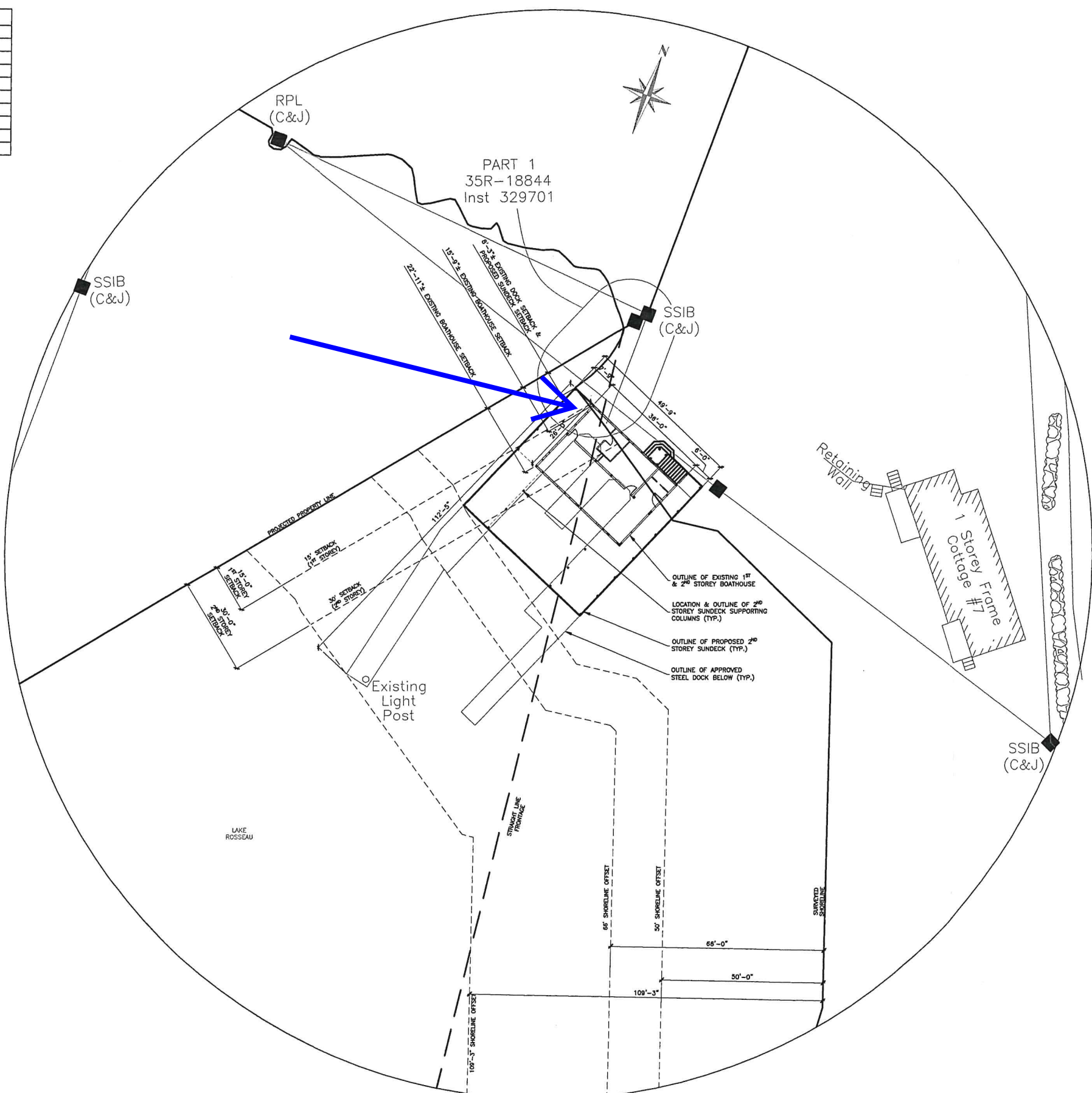
ENLARGED SITE PLAN - PROPOSED

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LOCATION OF 2ND STOREY	-
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PROPOSED 2ND STOREY SUNDECK CONSTRUCTION
SCALE: 1/4" = 1'-0"



DE KONING GROUP

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1	ISSUED FOR REVIEW	OCT.13.2021

CLIENT
CRAIG SMITH

PROJECT
**SMITH BOATHOUSE
1111 GOLF AVENUE RD, UNIT #3
TOWNSHIP OF MUSKOKA LAKES**

DRAWING
**SITE PLAN FOR
PROPOSED 2ND STOREY
SUNDECK CONSTRUCTION**

APPROVED
ISSUED FOR VARIANCE

DATE	SEP.2021
PROJECT	21-119-06
DESIGNED	BB
REVIEWED	HJK
SCALE	AS SHOWN
SHEET	SP3

*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP INC. SMITH BOATHOUSE DOCK DRAWINGS, JOB NUMBER 21-119-06, DRAWINGS AD, A1-1, S1-1, S1-2, S2-1, S2-2.

ELEVATION DRAWINGS - EXISTING

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



DE KONING GROUP

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15	ISSUED FOR VARIANCE	MAY.19.2023
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CLIENT

CRAIG SMITH

PROJECT

SMITH BOATHOUSE
1111 GOLF AVENUE RD, UNIT #3
TOWNSHIP OF MUSKOKA LAKES

DRAWING

EXISTING ELEVATIONS

APPROVED

ISSUED FOR VARIANCE

DATE SEP.2021

PROJECT 21-119-06

DESIGNED BB

REVIEWED HGK

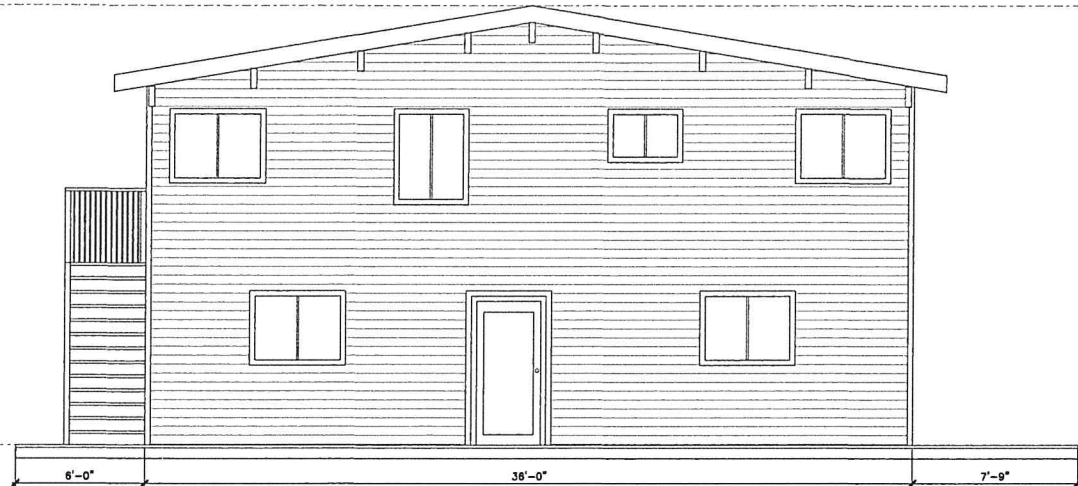
SCALE AS SHOWN

SHEET

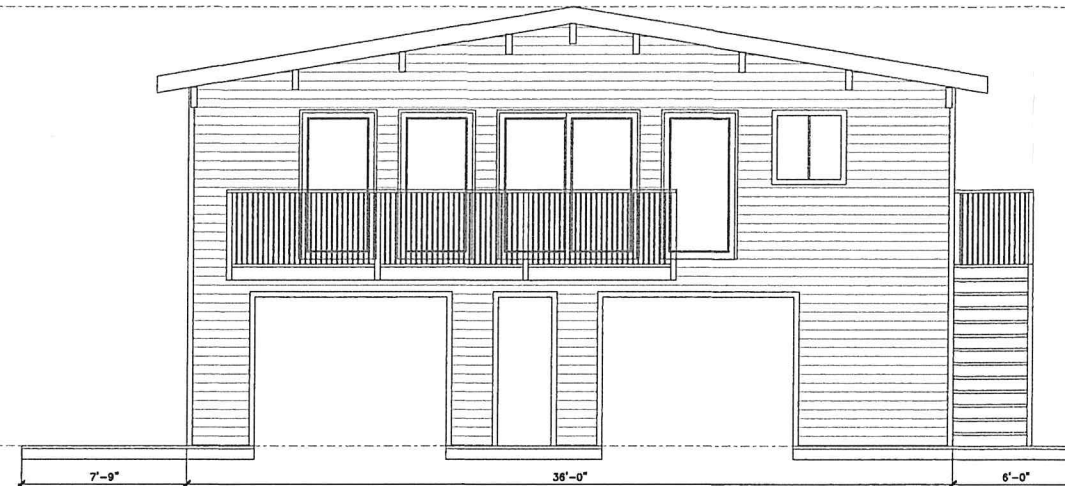
A1-2

PEAK
20'-8 1/2"

T.O. DECKING
0'-0"



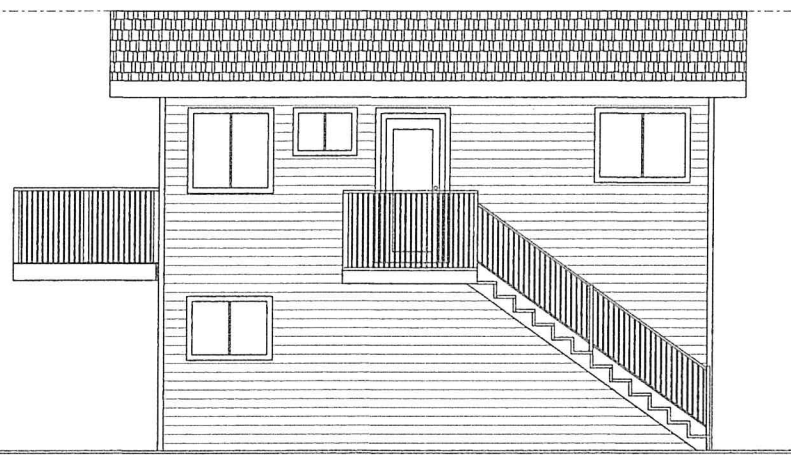
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



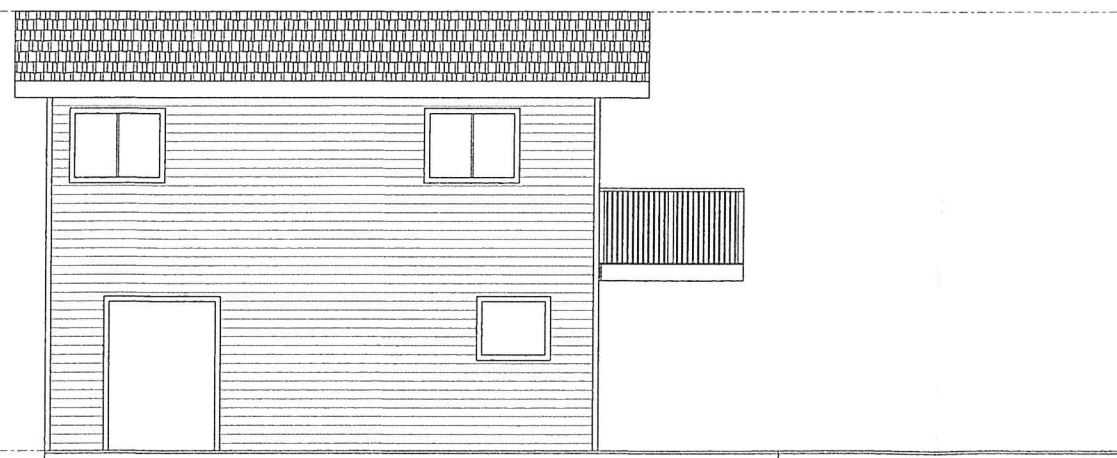
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PEAK
20'-8 1/2"

T.O. DECKING
0'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION DRAWINGS - PROPOSED

NOT TO SCALE

FOR INFORMATIONAL PURPOSES ONLY



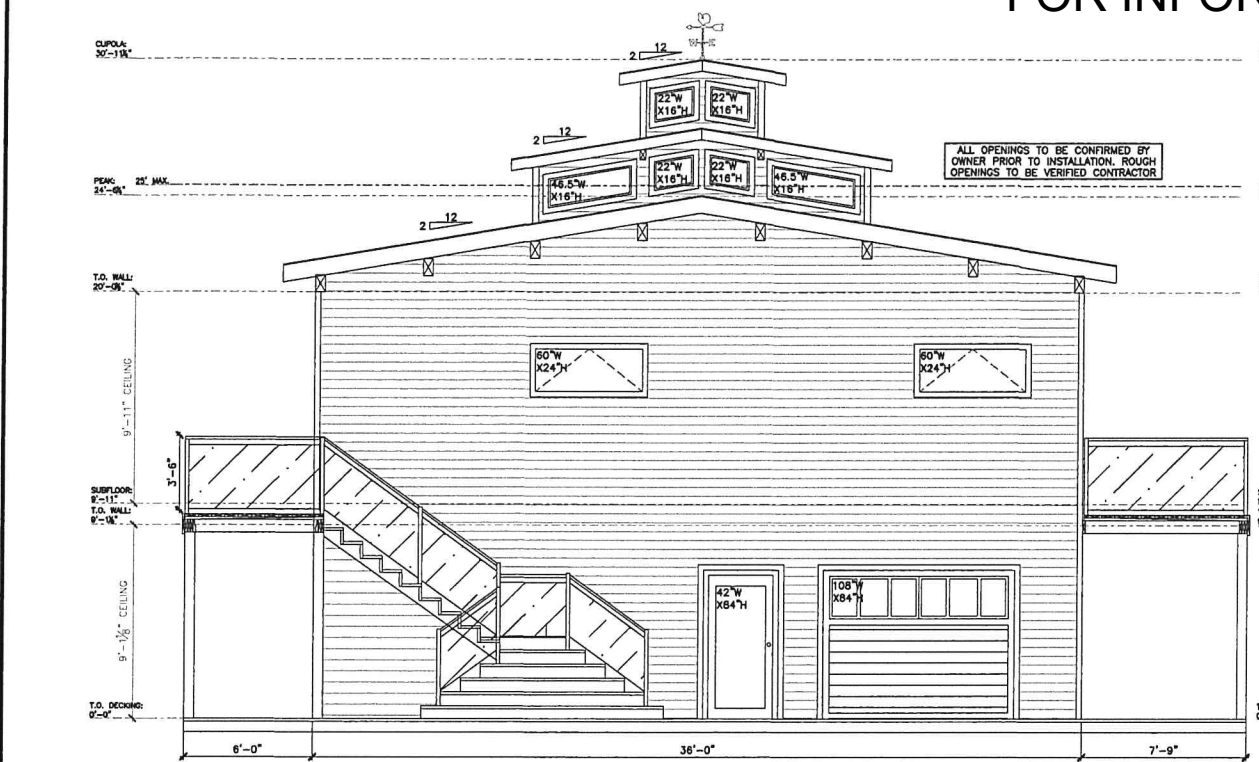
DE KONING GROUP

Mail: 36 Beach Road
 Utterson, Ontario
 POB 1M0

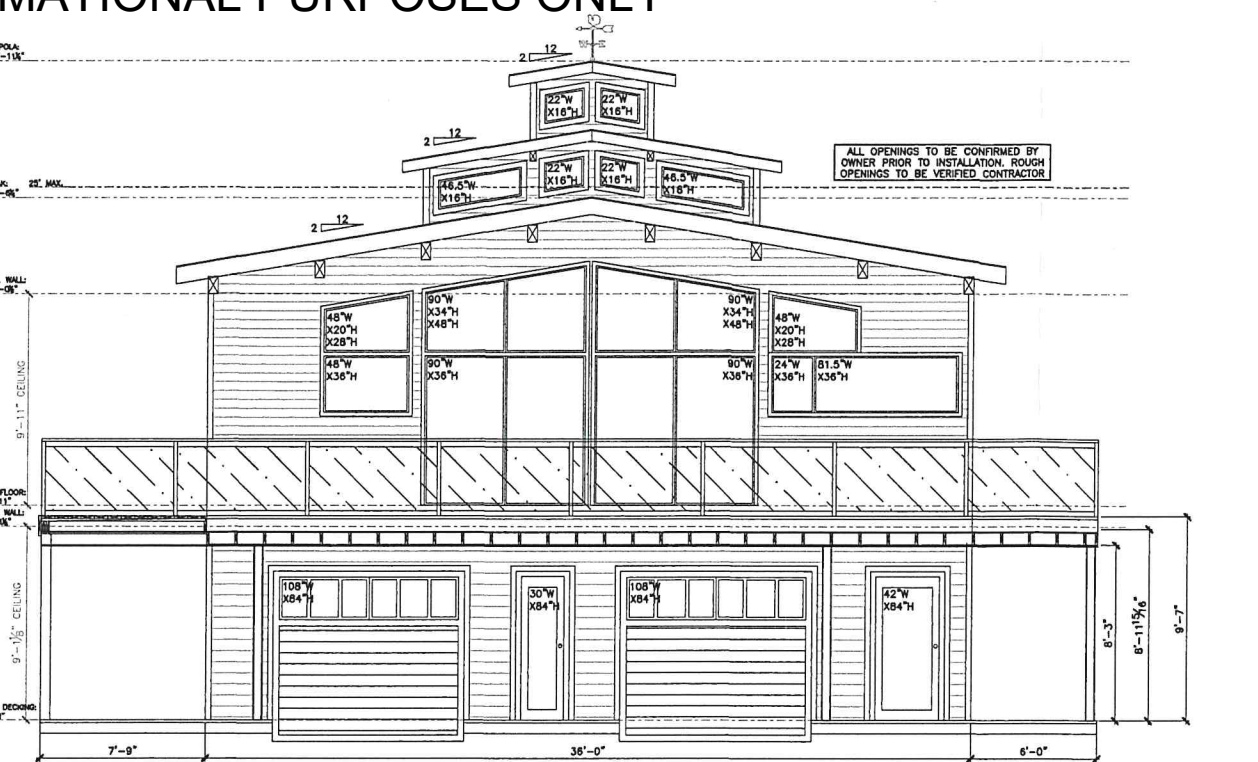
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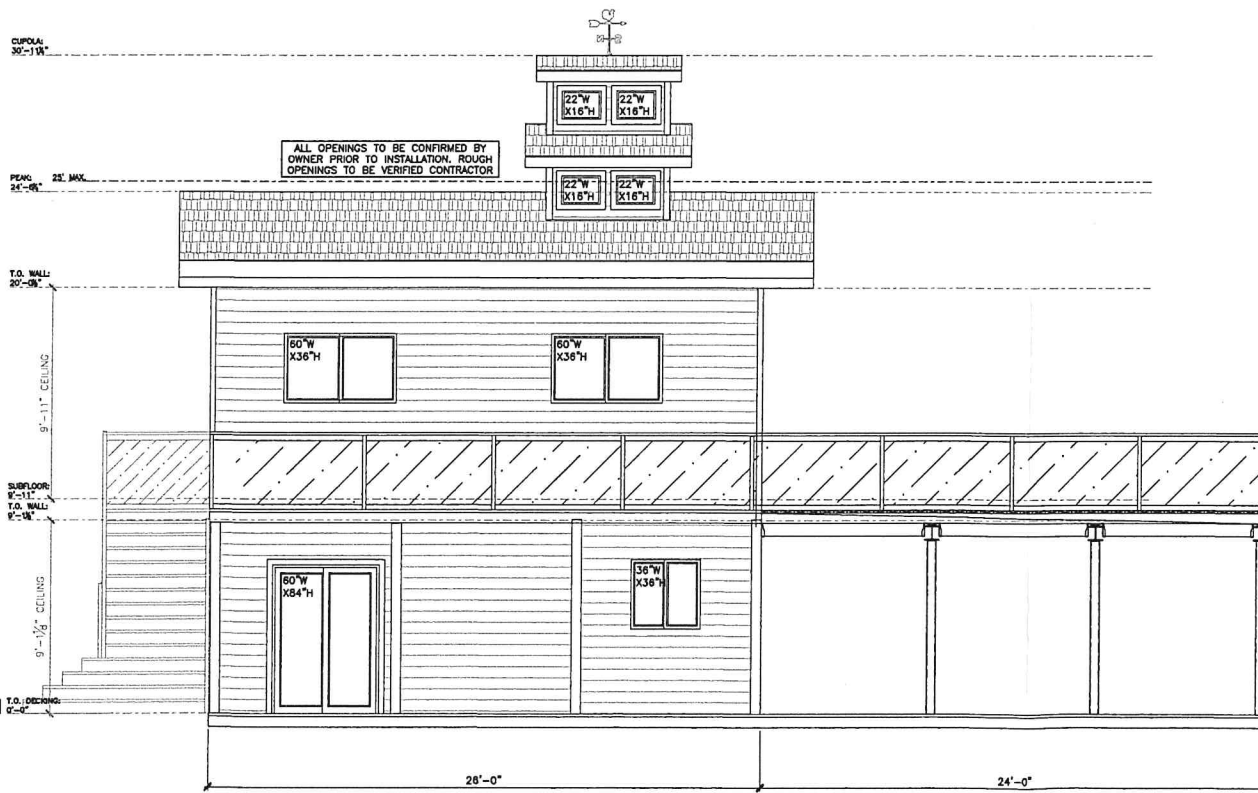
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

CLIENT
CRAIG SMITH

PROJECT
SMITH BOATHOUSE
 1111 GOLF AVENUE RD, UNIT #3
 TOWNSHIP OF MUSKOKA LAKES

DRAWING
PROPOSED ELEVATIONS

APPROVED
ISSUED FOR VARIANCE

DATE: SEP.2021
 PROJECT: 21-119-06
 DESIGNED: BB
 REVIEWED: NIK
 SCALE: AS SHOWN

SHEET
A2-2

*NOTE: DRAWING TO BE READ IN CONJUNCTION WITH DE KONING GROUP INC. SMITH BOATHOUSE DOCK DRAWINGS, JOB NUMBER 21-119-06, DRAWINGS A0, A1-1, S1-1, S1-2, S2-1, S2-2.